

Belmont Historic District Commission
MEETING MINUTES – McLean Zone 3 Development Subcommittee

Tuesday, November 9, 2021 6PM
Meeting Held Remotely via Zoom

Staff Present: Gabriel Distler

Commission Members Present:

- Lisa Harrington, Chair
- Carl Solander
- Carol Moyles
- Stefan Ahlblad

Community Members Present:

- Jack Dawley, CEO-Northland Residential Corp.
- Michael Breau, TAT
- Ed Bradford, TAT
- Alan Aukeman, Ryan Associates

Carl Solander presiding; S. Ahlblad, Minutes

Meeting Called to Order, 6PM; Carl solander

1. Discussion with Northland Residential Design Team regarding proposed housing subdivision:

- Ed Bradford informed that TAT had prepared a revised alternative with façade and some material changes to the building blocks.
- Michael Breau walked through the design proposals addressing the concerns with the large shingle-cladded end gables above the masonry wall portions, modification in the use of materials in other parts of the buildings intended to further reduce the visual impression of the buildings' overall scale. In a new scheme the masonry surfaces were altered to include the gables. In some locations a double gable design was introduced to make the brick gables stand out as a dominant feature. The building corners were to have shingles as primary material of the building walls facing the townhouses to better tie in with them. The base of the building with the underground garage is proposed to have masonry as previously shown and at other locations masonry is intended as a horizontal unifying element contrasting to the verticality of the facades. Another element intended to both reduce the impression of the scale and improve the orientation was the introduction of dark gray exterior wall segments at the walls at the building entrances and at the sales office. Michael Breau noted that the buildings facing north and east are 4-story buildings and may appear taller because of the underground garage while the building block closer to the access road and town houses is a 3-story building.
- Michael Breau presented slides of the site model that demonstrated the differences between the earlier design and the revised proposal.
- Carl Solander as well as the other committee members agreed that the masonry inclusion to the end gables is an improvement to the facades. He also sees the balconies although different from McLean

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architecture as positive elements at the corners adding a contemporary feel to the design, but also raised the question of what will be the next step in the design.

- Jack Dawley returns the question by stating that the directions from twenty years back have followed the original guidelines and further alterations and modifications are uncalled for at this time.
- Michael Breau exhibited the material and color sample board from the previous meeting. He suggested that the colors for roof shingles would be different for the midrise buildings facing the McLean Campus buildings (closer to a slate color) than for those facing the townhouses to the southwest (lighter color).
- Carl Solander agreed that existing roofs would be a good reference point. Regarding the special material portion of the darker façade (potentially metal or fiber cement panels) would need a reveal feature to match the pattern of the walls elsewhere. Michael Breau agreed.
- Jack Dawley noted that the samples may need to be modified when proceeding from Schematic Design to Design Development
- Lisa Harrington expressed the desire to see the material panel in person.
- Carl Solander expressed a preference of uniform building corner solutions using shingles.
- Michael Breau questioned if that would apply to the south facing portions.
- Carl Solander agreed with the design. Suggestion not based on symmetry but on cost considerations.
- Carol Moyles commented on and questioned the reason for the masonry base of the buildings. Michael Breau explained the reason for the wide masonry base at the 4-story building. Carol Moyles though preferred that this masonry wall height should continue all the way to the corner, unlike what was suggested, forming a consistent datum base level for the building. No decision for or against this proposal was agreed upon.
- Lisa Harrington suggested proceeding to the discuss the site landscaping.
- Carol Moyles noted that because nothing had been presented now or in the previous meetings regarding the landscaping no comments or approval could be made.
- Jack Dawley was of the strong opinion that we are out of time and we have to accept or not what has been proposed.
- Carl Solander was of the opinion that the landscaping solutions would need to be added in a future design effort.

Meeting adjourned at 7:02 PM

Respectfully submitted by Stefan Ahlblad